048.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	775,200	/	775,200
USE VALUE:	775,200	/	775,200
ASSESSED:	775,200	/	775,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O DONNELL DEBORAH A & MAX/TRS
Owner 2:	DEBORAH A O DONNELL REVOCABLE
Owner 3:	
Street 1:	15 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O DONNELL DEBORAH -
Owner 2:	-
Street 1:	8 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3717 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5660.000	302,400	1,000	471,800	775,200
Total Card	0.130	302,400	1,000	471,800	775,200
Total Parcel	0.130	302,400	1,000	471,800	775,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 208.56 | /Parcel: 208.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34082
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4067!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	302,400	1000	5,660.	471,800	775,200		Year end	12/23/2021
2021	104	FV	288,600	1000	5,660.	471,800	761,400		Year End Roll	12/10/2020
2020	104	FV	288,600	1000	5,660.	471,800	761,400	761,400	Year End Roll	12/18/2019
2019	104	FV	223,100	1000	5,660.	501,300	725,400	725,400	Year End Roll	1/3/2019
2018	104	FV	223,100	1000	5,660.	365,700	589,800	589,800	Year End Roll	12/20/2017
2017	104	FV	209,300	1000	5,660.	318,500	528,800	528,800	Year End Roll	1/3/2017
2016	104	FV	209,300	1000	5,660.	271,300	481,600	481,600	Year End	1/4/2016
2015	104	FV	196,200	1000	5,660.	265,400	462,600	462,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:59:54

LAST REV

Date	Time
04/14/21	14:27:58
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O DONNELL DEBOR	1434-95		5/20/2013	Convenience	1	No	No		
COTE JOHN R & C	1232-17		12/19/2000		470,000	No	No		
	895-168		9/1/1977		65,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	23	New Wind	60,000	C				
4/20/2018	468	New Wind	2,000	C				
11/29/2012	1561	Redo Bas	17,500	C				
9/3/2009	811	Manual	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2021	Mail Update	JO	Jenny O
4/9/2019	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	MM	Mary M
1/17/2009	Meas/Inspect	345	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5660		Sq. Ft.	Site		0	80.	1.04	1									471,840						471,800	

Total AC/HA:	0.12994	Total SF/SM:	5660	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	471,840	Spl Credit		Total:	471,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:	B	- Bsmt Proble	25. %
Economic:	B	- Oders	25. %
Special:			%
Override:			%
		Total:	61.19 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02050102
Const Adj.:	0.98990101
Adj $ / SQ:	181.835
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	779059
Depreciation:	476706
Depreciated Total:	302353

COMMENTS

WATER PROBLEMS SEWER BACKS UP INTO BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14			BRs: 6				Baths: 2			HB	

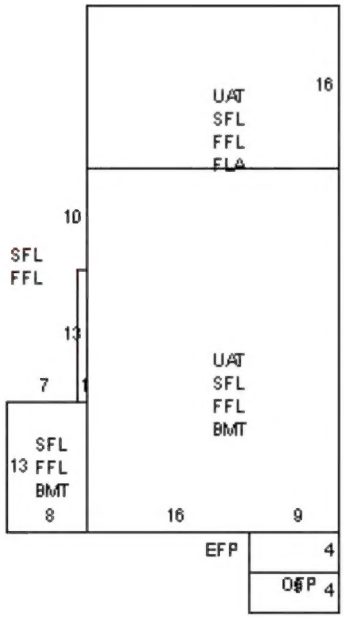
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	1
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.84
Special Features:	0	Val/Su Net:	67.61
Final Total:	302400	Val/Su SzAd	106.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,417	181.840	257,660
SFL	Second Floor	1,417	181.840	257,660
BMT	Basement	1,004	74.730	75,033
FLA	Finish Livin	400	109.100	43,640
UAT	Upper Attic	163	36.370	5,910
EFP	Enclos Porch	36	71.870	2,587
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	4,473	Total:	644,058
Size Ad	2834	Gross Area	5610	FinArea 3717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	G	
UAT	50		50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	G	AV	1988	4.44	T	24.8	104			1,000			1,000

More: N | Total Yard Items: 1,000 | Total Special Featues: | Total: 1,000